

CHAPTER 47-17 TERMINATION OF ESTATES

47-17-01. Month's notice terminates estate at will.

A tenancy or other estate at will, however created, may be terminated by the landlord's giving notice to the tenant in the manner prescribed by section 47-17-02 to remove from the premises within a period specified in the notice of not less than one month.

47-17-02. Notice to terminate estate at will - Form - Service.

The notice prescribed by section 47-17-01 must be in writing and must be served by delivering the same to the tenant or to some person of discretion residing on the premises. If neither can be found with reasonable diligence, the notice may be served by affixing it on a conspicuous part of the premises where it may be read conveniently.

47-17-03. Reentry or action for possession.

After the notice prescribed by sections 47-17-01 and 47-17-02 has been served in the manner therein directed and the period specified by such notice has expired, but not before, the landlord may reenter or proceed according to law to recover possession.

47-17-04. Three days' notice sufficient for reentry.

Whenever the right of reentry is given to a grantor or lessor in any grant or lease, or otherwise, such reentry may be made at any time after the right has accrued upon three days' previous written notice of intention to reenter served in the mode prescribed by section 47-17-02.

47-17-05. Action for possession - Reentry reserved - No notice required.

An action for the possession of real property, leased or granted with a right of reentry, may be maintained at any time after the right to reenter has accrued, without the notice prescribed in section 47-17-04.